




Howard County

Department of Planning and Zoning

Subject: *Special Planning Board Special Subject for Red-Line Revision to SDP-93-131
Redding Rental, Sieling Industrial Center, Sect. 1, Area 1*

To: Planning Board Members

Thru: Marsha S. McLaughlin, Director

From: Derrick Jones 
Division of Land Development

Date: December 5, 2007

A red-line revision to SDP-93-131 site development plan drawings as referenced above is scheduled to be presented as a special subject for Planning Board approval on December 6, 2007.

In accordance with Section 125.E.1 (New Town District) of the Zoning Regulations, the Planning Board's approval is required for site improvements that have clearing or grading exceeding 5,000 square feet.

The proposed red-line revision to the site development plan for this project involves the clearing/grading of approximately 8,068 square feet of on-site disturbance for parking and for landscape improvements. The owner/developer is proposing to create 31 additional parking spaces to accommodate the office, retail and industrial uses on the site.

The proposed red-line revision complies with all applicable requirements of the New Town Zoning District criteria that are found under FDP-117-A-1 for the Sieling Industrial Center. There will be no changes to the existing building, thus there are no building height or building setback issues. The proposed parking lot will meet the required 25-foot parking setback from the Dobbin Road public road right-of-way. Since there will be site improvements adjacent to Dobbin Road, landscaping between the proposed parking area and Dobbin Road will be required, per the Howard County Landscape Manual. The owner/developer will be required to plant 6 shade trees and 58 shrubs, on site, between Dobbin Road and the proposed parking lot. Also, three internal shade trees will be required on the proposed parking lot peninsulas, that will be internal to the development.

The Department of Planning and Zoning recommends approval of this special subject for the red-line revision of SDP-93-131 to add parking and associated landscaping improvements on site.

If you have any additional questions, please contact Derrick Jones on extension 4330 or by email at djones@howardcountymd.gov.